

MEMORANDUM

DATE: June 16, 2011

TO: Policy Committee

FROM: Scott Whyte, Senior Planner

SUBJECTS: Development Standards: Community Character Corridor Buffer Treatments, Parking Lot Landscaping, and Outdoor Operations and Storage

In February 2011, staff presented a proposal to the Policy Committee for Community Character Corridor buffer landscape treatments, amendments to parking lot landscaping, and a proposal to amend and relocate the ordinance requirements for outdoor operations. The committee endorsed staff's proposals to designate the landscape treatments of the Community Character Corridor buffers and suggested slight changes to the map and clarification of some of the language. The committee also endorsed staff's proposal to amend the parking lot landscaping section of the zoning ordinance (24-97) and to relocate the Outdoor Operations and Storage section (24-41) to the right of way section of the landscape ordinance (24-96).

Following that meeting, the Board of Supervisors held a work session to discuss a number of proposed ordinance amendments for development standards. The Board reviewed the Policy Committee's recommendations.

For Stage II, staff has drafted CCC buffer landscape treatment language, created a map which designates the treatment of all CCC buffers throughout the County, proposed draft amendments to parking lot landscaping, and relocated and clarified the outdoor operations section. All topics discussed at both the February Policy Committee meeting as well as the March Board work session have been addressed. The new ordinance requirements for CCC buffers are intended to clarify the type of treatments the County expects in these buffer ahead of any development to assist developers during the planning stages. The changes to the parking lot landscape requirements are intended to relax the tree spacing requirement in parking lots and improve growing conditions for the plant materials within parking lots. Relocating and amending the outdoor operations section is intended to consolidate the requirements into one area and to address conflicts between right of way landscape requirements and the screening of outdoor operations.

Staff requests the Policy Committee offer comment on these draft landscaping ordinance amendments prior to the Board of Supervisors work session in July.

Attachments:

1. Tree Preservation and Landscaping Ordinance
2. Community Character Corridor Buffer Treatment Guidelines
3. Community Character Corridor Buffer Treatment Designation Map
4. Parking lot design amendment